

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., JUNE 13, 2013  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS  
202 C STREET, 12<sup>TH</sup> FLOOR**

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**NOTE:** *If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Department at (619) 321-3208 at least five (5) working days prior to the meeting to insure availability.*

*Those items with an asterisk (\*) will include consideration of the appropriate environmental document.*

*To listen to the "live" broadcast of a Planning Commission meeting, dial 619-533-4001. Note: Rancho Bernardo and Rancho Penasquitos residents dial 619-484-7711 and ask the Citizen's Assistance operator to connect you.*

*Members of the Public should realize and understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing.*

*When it is determined that the Planning Commission will adjourn for lunch, the Planning Commission will adjourn to Conference Room A, located on the 12<sup>th</sup> floor next to the Council Chambers.*

*Any agenda-related materials distributed to the Planning Commission after an agenda is posted for a regular meeting may be inspected upon request in the official project file which is maintained by the City's Project Manager, located at the Development Services Department's offices at 1222 First Avenue, San Diego, 92101*

**ITEM – 1: ANNOUNCEMENTS/PUBLIC COMMENT** - This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard.

Time allotted to each speaker is determined by the Chair; however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the Commission Secretary **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under "Announcements/Public Comment."

**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**

ITEM – 3:     **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**  
The Chair may entertain a motion by a Commissioner to approve certain non-controversial agenda items as consent agenda items at the beginning of the meeting. Items approved on consent are in accordance with Staff’s recommendation as stated in the Report to Planning Commission.

ITEM – 4:     **DIRECTOR’S REPORT.**

ITEM – 5:     **COMMISSION COMMENT.**

ITEM – 6:     ***Expedite***

**\*METROPOLITAN AIRPARK - PROJECT NO. 208889**

City Council District: 8

Plan Area: Otay Mesa Community Plan

Staff: John S. Fisher

The Metropolitan Airpark would develop a master planned, four-phase development for aviation and non-aviation areas on approximately 331 acres of the 880 acres of Brown Field Municipal Airport within the Otay Mesa Community Planning area.

An Environmental Impact Report No. 208889 has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines.  
Report No. PC-13-047

**TODAY’S ACTION IS:**

Process 5. Recommend to City Council to approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Recommend to City Council to approve the project.

ITEM – 7:     ***Expedite***

***Appeal of Development Services Department’s decision on April 18, 2013***

**VISIN DUPLEX – PROJECT NO. 280069**

City Council District: 1

Plan Area: La Jolla

Staff: Jeffrey A. Peterson

Appeal of the 18, 2013, Development Services Department’s decision to approve a Process Two Coastal Development Permit (CDP) to demolish of two existing single family dwelling units and construct a 2,563 square foot duplex on a 0.04 acre site. As a component of the proposed project, the buildings will utilize renewable energy technology, self-generating at least 50 percent of the projected total energy consumption on site through photovoltaic technology (solar panels). The property is located at 337 Playa Del Sur Street in the RM-3-7 Zone within the La Jolla Community Planning area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impact and Beach areas), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 1. Environmental Exemption. Report No. PC-13-071

**TODAY’S ACTION IS:**

Process 2. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal and grant the permit.

ITEM – 8: *Continued from May 30, 2013*

**CHEVRON EOT – PROJECT NO. 309018**

City Council District: 3

Plan Area: Mid-City Communities –  
City Heights Neighborhood

Staff: Patrick Hooper

Extension of time (PROCESS 4) to Planned Development Permit No. 648351 & Conditional Use Permit No. 560268 to demolish existing building, remodel fueling stations & construct new store for an existing gas station on a 0.95 acre site at 3359 University Avenue in the CC-5-4 and RM-2-5 Zones of Central Urbanized Planned District within the City Heights Neighborhood of Mid City Communities Plan Area. Report No. PC-13-074

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.



**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 11: **T-MOBILE - MORRISON – PROJECT NO. 237433**

City Council District: 9

Plan Area: Kensington-Talmadge

Staff: Karen Lynch

T-Mobile - Morrison. A Conditional Use Permit, Planned Development Permit and Site Development Permit for a wireless communication facility consisting of two 14'-6" poles supporting three panel antennas each. Each of the pole/antennas will be covered with vine socks. Associated outdoor equipment is located adjacent to the poles within the rear yard setback. The project site is located in the backyard of the property at 4864 Lila Drive in the Kensington-Talmadge Community Planning area in the OR-1-1 zone. The project is exempt from the California Environmental Quality Act (CEQA). Report No. PC-13-064

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.